

20 Year Forecast
Regency Square Capital
Replacement fund
2026

3rd Draft
7% increase 2026 6% each year thereafter
Committee Approved 10/3/2025
Board Approved 10/20/2025

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Beginning Balance	944,540	1,029,215	1,000,528	993,839	881,428	825,216	683,399	785,131	726,482	442,457	304,218	142,512	342,108	430,882	620,604	810,570	910,023	821,561	1,074,939	1,422,892	1,764,827	2,167,228	2,616,370	
1) Interest 3% of beginning balance	26,342	46,504	25,600	29,815	26,443	24,756	20,502	23,554	21,794	13,274	9,127	4,275	10,263	12,926	18,618	24,317	27,301	24,647	32,248	42,687	52,945	65,017	78,491	
2) Capital Income	165,085	177,054	187,677	200,814	212,863	225,635	239,173	253,523	268,735	284,859	301,950	320,067	339,271	359,628	381,205	404,076	428,322	454,022	481,263	510,139	540,747	573,192	607,584	
Prepaid Expenses																								
Budget Surplus 2/3 10 year average	12,981	0	0	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	
Total Inflow + Bega. Balance	1,148,948	1,252,773	1,213,805	1,230,612	1,126,878	1,081,751	949,218	1,068,352	1,023,155	746,734	621,439	472,998	697,787	809,580	1,026,572	1,245,109	1,371,790	1,306,373	1,594,594	1,981,862	2,384,663	2,811,581	3,308,589	
3) Roofs +3% (15 total) (20 yr cycle)		98,681	26,000		50,000								30,000	50,000	80,000	150,000	180,000						55,000	621,000
4) Roofs over hangs	25,891				16,000		17,000			18,000			19,000										22,000	135,000
4) Roof & Deck Combo + 3% (17 total) (25 yr cycle)		25,000	26,000	27,000	28,000	29,000				30,000			16,000									18,000	36,000	248,000
5) Patio Fences (19 total) (22 yr cycle)				10,100	10,200	10,300	10,400	10,500	10,600	10,700	10,800	10,900	6,000										10,000	100,500
7) Front Slat Patios 11 Total (30 year cycle)																							10,000	50,000
8) Back Slat Patios (50)		200	13,200	8,900	9,000	9,100	9,200	9,300	9,400	9,500	9,600	9,700	9,800	9,900	10,000	10,100	10,200	10,300	10,400	10,500	10,600			175,500
9) Pavina Asphalt 2019 - \$148,354	154,824				16,000			17,000		18,000			19,000					175,000	20,000			21,000		286,000
10) Air Conditioners + 3% 4 ea yr.	44,550	8,022	31,190	32,126	33,089	34,082	35,105	36,158	37,242	38,360	39,511	40,696	41,917	43,174	44,469	45,804	47,178	48,593	50,051	51,553	53,099	54,692	56,320	853,137
11) Furnaces +3% 4 ea yr.	3,500		15,650	16,120	16,603	17,101	17,614	18,143	18,687	19,248	19,825	20,420	21,032	21,663	22,313	22,983	23,672	24,382	25,114	25,867	26,650	27,460	28,294	423,564
12) Landscaping/Irrigation	17,460			10,000				10,000				9,000						10,000						49,000
13) Trees				6,000			6,000			6,000			6,000			6,000			6,000				6,000	42,000
14) Water Lines + Manholes			100,000		10,000																			110,000
15) Windows & Sliding Doors 2011 \$145,000	2,882							295,000	295,000															590,000
16) Vinyl siding 2002 \$222,000										295,000														295,000
17) Pressure Washing 2018 \$15,000	32,758								20,000			295,000												63,000
18) Painting / Wood Protection									18,000									21,000						22,000
19) Entry Doors (61) 2011 \$90,000									122,000															59,000
20) Cobblestone Wall Repair \$60,000							60,000																	60,000
21) Wall North/East \$25,000													25,000											25,000
22) Wood Fence around perimeter																	75,000							75,000
23) Culvert under bridge to Madison Rd																						20,000		20,000
24) Diana Wall Repairs/Replace 2030							40,000																	40,000
25) Hard line smoke detectors/cameras				14,000						6,500				36,000										15,000
26) Sewer Line Replacement				110,000		110,000												66,000						137,500
27) Lights/Elect. Wk./Pole & Ballast & Cameras	40,143																							220,000
28) Signs (6)	5,376																							17,000
29) Foundation Repair	39,045		6,000		10,000			10,000			8,000		10,000			10,000			10,000				10,000	60,000
30) Concrete Work (Sidewalks)		8,000	56,170	8,000	98,000	8,000	98,000	8,000	98,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
31) Brick work repair & replacement (Bldg. Ext.)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
32) Trucks			10,000					11,000						12,000										14,000
33) Electrical		10,000		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
34) Hot Water Heaters & Plumbing	1,620	144		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
35) Landscaping Improvement Plan	6,747		30,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Insurance Deductible	2,058		15,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Tax Expense (Refund)	5,368	4,945	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869
Total Outflow	123,411	269,975	219,966	349,185	301,661	396,352	164,088	341,870	589,698	442,516	478,927	130,890	268,906	188,976	216,002	335,086	550,229	231,434	171,702	217,035	197,435	195,211	298,609	6,096,811
Capitol Balance 12/31	1,025,537	882,798	983,839	881,428	825,216	683,399	785,131	726,482	442,457	304,218	142,512	342,108	430,882	620,604	810,570	910,023	821,561	1,074,939	1,422,892	1,764,827	2,167,228	2,616,370	3,009,980	